

**OCEAN COUNTY PLANNING BOARD
PO Box 2191
129 Hooper Avenue
Toms River, New Jersey 08754**

Regular meeting, Wednesday, September 17, 2025, 6:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman Tirella presiding. Attending: Earl Sutton, Debbie Beyman, Elaine McCrystal, Mark Jehnke, Laura Benson, Esq., Tony Agliata and Brielle Campolei.

Chairman Tirella asked if the Planning Board meeting was in compliance with the Open Public Meetings Act. Ms. Campolei advised the Chairman that adequate notice of this meeting was provided.

On a motion by Ms. McCrystal, seconded by Mr. Sutton, the minutes of the meeting of September 3, 2025, were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BARNEGAT: Lot 1.22 Block 162.01 (BAT236N) Stone, Robert

This site plan is for 13 residential townhouses in two three-story buildings with driveways plus 11 additional parking spaces to be located on Barnegat Boulevard North. Ocean County is reviewing the entire corridor for safety upgrades. Off-tract improvement fees were previously paid under BAT236M.01. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) address the traffic comments (see traffic memo dated 9/17/2025), (2) address the drainage comments (see drainage memo dated 9/17/2025). All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

BRICK: Lots 13, 15 Block 1029 (BRT2024B) Ewald LLC

This four-lot major subdivision is for three new single-family residences to be located on Center Drive and one commercial lot to be located on Route 88. The previous major subdivision of these lots that was approved on 5/13/2023 has expired. The Board previously acknowledged and accepted the applicant's professional interpretation that the project does not exceed the CAFRA threshold. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this major subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) revise the final plat to show the NJDOT desired typical section for this section of NJ Route 88 in accordance with the current NJDOT Access code, (2) submit a copy of the NJDOT Access permit, (3) submit a trip generation statement identifying existing uses versus proposed, (4) submit a drainage report. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

BRICK: Lot 2 Block 1026 (BRT2059) NU Realty, LLC

This site plan is for a 3,173 s.f. medical dentist office with six new parking spaces (20 total) to be located on Route 88. Ocean County requires the applicant to address the following conditions of approval: (1) revise the plan to show the NJDOT desired typical section for Route 88, (2) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (3) address the traffic comments (see traffic memo dated 9/17/2025), (4) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver request.

A letter dated September 3, 2025 from Kenneth Smith of Lindstrom, Diessner and Carr, P.C. was read requesting a waiver from providing a CAFRA permit as the project is beyond 150' landward of the mean high-water line of any tidal waters or the landward limit of a beach or dune and the proposed change of use from a restaurant to a medical office will not require an expansion of the building.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board acknowledges and accepts the applicant's professional interpretation that the project does not exceed the CAFRA threshold; this site plan was given final approval contingent upon the applicant to address the following items : (1) revise the plan to show the NJDOT desired typical section for Route 88, (2) address the traffic comments (see traffic memo dated 9/17/2025), (3) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

JACKSON: Lot 1.01 Block 22111 (JT1561C) Whitesville Holdings, LLC

This site plan is for a 7,875 s.f. warehouse and office space with 28 parking spaces to be located on Whitesville Road and Watt Avenue. The site falls within the limits of the County's traffic signal and intersection improvement project at Whitesville Road and Faraday Avenue on plans by Dynamic Traffic, LLC. Ocean County requires the applicant to address the following conditions of approval: (1) submit a traffic report (waiver requested) (2) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (3) dimension the existing right-of-way half-width and full-width of the County road on the plan, (4) dimension existing and proposed County road pavement half-width and full-width, (5) indicate the proposed curb returns are to be built at the proposed edge of pavement per the Dynamic traffic signal and intersection improvement plans and in accordance with Section 611, plus 25' of curb along the County road from the point of tangency of each curb return, (6) design the proposed industrial driveway to be in accordance with Table 600-2, (7) show the AASHTO line of sight at the proposed access point in accordance with County standards, (8) address the traffic comments (see traffic memo dated 9/3/2025), (9) address the drainage comments (see drainage memo dated 9/3/2025), (10) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (11) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver request

A letter dated August 13, 2025 from Brian Murphy of FWH Associates, P.A. was read requesting a waiver from providing a traffic report as the project provides no significant impact on the existing traffic generation or patterns and a waiver from providing a CAFRA Jurisdictional Determination letter as the project does not propose more than 49 parking spaces and 24 residential units; thus it does not meet the CAFRA threshold.

On a motion by Mr. Jehnke, seconded by Mr. Sutton, it was recommended the Board acknowledges and accepts the applicant's professional interpretation that the project does not exceed the CAFRA threshold and that the Board deny the waiver from providing a traffic report as the applicant did not provide sufficient justification to warrant a traffic report waiver; this site plan was given final approval contingent upon the applicant to address the following items: (1) submit a traffic report, (2) dimension the existing right-of-way half-width and full-width of the County road on the plan, (3) dimension existing and proposed County road pavement half-width and full-width, (4) indicate the proposed curb returns are to be built at the proposed edge of pavement per the Dynamic traffic signal and intersection improvement plans and in accordance with Section 611, plus 25' of curb along the County road from the point of tangency of each curb return, (5) design the proposed industrial driveway to be in accordance with Table 600-2, (6) show the AASHTO line of sight at the proposed access point in accordance with County standards, (7) address the traffic comments (see traffic memo dated 9/3/2025), (8) address the drainage comments (see drainage memo dated 9/3/2025), (9) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (10) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

JACKSON: Lot 29 Block 19703 (JT1786) Nefesh Hachaim, Inc.

This site plan is for a 31,143 s.f. school with 152 parking spaces to be located on Grand Boulevard. The applicant has provided a Pinelands Commission Inconsistent Certificate of Filing. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this site plan was given final approval contingent upon the applicant to address the following conditions of approval: (1) address the traffic comments (see traffic memo dated 9/17/2025), (2) submit a copy of the Pinelands Commission "no further review" letter, (3) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

LAKEWOOD: Lot 14 Block 111 (LAT2295) Lax, Efrayim

This two-lot minor subdivision is for two single-family residential dwellings to be located at the intersection of local roads, Lexington Avenue and Eleventh Street. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this minor subdivision was given final approval. The motion was unanimously carried.

LAKEWOOD: Lot 3 Block 548 (LAT2296) Kaplan, Yocheved

This four-lot minor subdivision is for four duplex units to be located on local road, Laurel Avenue. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this minor subdivision was given final approval contingent upon the applicant to address the following condition of approval: (1) rotate the final plat so that north is up or to the right in accordance with industry standard. Upon receipt of revised plans, this application is subject to further review and comment. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

LAKEWOOD: Lots 28.02, 28.03 Block 1609 (LAT594.27C) RBM Properties, LLC

This site plan is for a 44,000 s.f. addition to an existing industrial warehouse building with parking lot renovations for a total of 274 parking spaces (same as existing) located on Rutgers University Boulevard, a local road within the Lakewood Industrial Park. Ocean County requires the applicant to address the following item: (1) submit a copy of the CAFRA permit or a Jurisdictional Determination letter from the NJDEP (waiver requested), (2) address the traffic comments (see traffic memo dated 9/17/2025), (3) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver request.

A letter dated August 21, 2025 was read from Yosef Portnoy of Civil Core Consulting requesting a waiver from providing a CAFRA permit as the enlargement of the building does not result in an increase in the number of parking spaces associated with the building. Therefore, the project does not exceed the CAFRA threshold.

On a motion by Mr. Jehnke, seconded by Ms. McCrystal, it was recommended the Board acknowledges and accepts the applicant's professional interpretation that the project does not exceed the CAFRA threshold; this site plan was given final approval contingent upon the applicant to address the following items: (1) address the traffic comments (see traffic memo dated 9/17/2025), (2) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

LAVALLETTE: Lot 3 Block 25 (LAB58) MGC Development, LLC

This two-lot minor subdivision is for two single-family residential dwellings to be located on Dover Avenue. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this minor subdivision was given final approval. The motion was unanimously carried.

POINT PLEASANT: Lot 29 Block 98 (PPB821) 1145 Harding

This two-lot minor subdivision is for two residential dwellings to be located on a local road, Harding Place. County facilities will not be impacted. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this minor subdivision was given final approval contingent upon the applicant to address the following conditions of approval: (1) add a key map and three corner coordinates to the final plat in accordance with the Recordation Act. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

STAFFORD: Lots 3, 4, 4.01 Block 297 (ST613) 2304 East Bay LLC

This site plan is for the Boat Yard Marina, Beer Garden and Marina Amenity facility with on-site residential, seasonal/temporary structures with 638 parking spaces located on East Bay Avenue. The applicant provided a Trip Generation Analysis and a copy of the CAFRA permit. Ocean County requires the applicant to address the following conditions of approval: (1) dimension the existing right-of-way half-width and full-width of the County road on the plan, and if the half-width is less than 30' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County, (2) remove existing obstructions from within the clear zone, (3) remove existing vegetation that impacts the line of sight from the access drive, (4) submit a drainage report (waiver requested), (5) submit County road improvement plans (waiver requested), (6) dimension the County road pavement half-width and full-width, (7) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (8) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. Approval recommended upon fulfillment of the above conditions and the Board's decision on the waiver request.

A letter dated September 4, 2025 from John Kornick of K2 Consulting Engineers, Inc., was read requesting a waiver from providing a drainage report as there is not an increase of impervious cover of more than 0.25 acres or a disturbance of more than one acre. They are also requesting a waiver from providing County road improvement plans as the proposed site plan is for on-premise operational changes, reconstruction of existing buildings and uses within the same footprint with no modification to existing site access or proposed change to the County right-of-way.

On a motion by Mr. Jehnke, seconded by Mr. Sutton, it was recommended the Board grant the waiver from providing a drainage report as this site plan will not impact County facilities and their storm water design has already been reviewed and approved by CAFRA and the Board grant the waiver from providing County road improvement plans as no improvements are required on County road, East Bay Avenue. This site plan was given final approval contingent upon the applicant to address the following items: (1) dimension the existing right-of-way half-width and full-width of the County road on the plan, and if the half-width is less than 30' from centerline, submit a deed of dedication and metes and bounds description for an additional right-of-way dedication to 30' from centerline to Ocean County, (2) remove existing obstructions from within the clear zone, (3) remove existing vegetation that impacts the line of sight from the access drive, (4) dimension the County road pavement half-width and full-width, (5) pay an off-tract drainage improvement fee in an amount to be determined by the Ocean County Engineer, (6) pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. All of the above conditions must be addressed in order to obtain Ocean County Planning Board approval stamp and signature. The motion was unanimously carried.

TOMS RIVER: Lots 26, 27, 28 Block 1082.07 (TRT3558) 2225 6th Ave., LLC

This two-lot minor subdivision is for two single-family residential dwellings to be located on local roads, Harding Avenue and Sixth Avenue. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this minor subdivision was given final approval. The motion was unanimously carried

TOMS RIVER: Lots 8, 9, 10 Block 1082.12 (TRT3559) 2312 4th Ave, LLC

This two-lot minor subdivision is for two single-family residential dwellings to be located on a local road, Fourth Avenue. County facilities will not be impacted. The final plat appears to have been prepared in accordance with the Recordation Act. On a motion by Ms. McCrystal, seconded by Mr. Sutton, this minor subdivision was given final approval. The motion was unanimously carried

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THE OCEAN COUNTY ENGINEER HAS DETERMINED THAT THE FOLLOWING APPLICATIONS WERE INCOMPLETE FOR REVIEW

BARNEGAT: Lot 42.07 Block 92.112 (BAT95V) Cardinale & Barnegat Crossing, Assoc.

TOMS RIVER: Lot 1 Block 171.09 (TRT3127B2) Silverstone Equity Partners, LLC

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CORRESPONDENCE:

LAKEWOOD: Lots 1, 8.01 Blocks 821, 806.01 (LAT1406C) CYBOL

This major subdivision received conditional approval on March 19, 2025. Condition #6 was to pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer determined the off-tract improvement fee to be \$7,917.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board has determined the off-tract traffic improvement fee to be \$7,917.00. The motion was unanimously carried.

LAKEWOOD: Lot 188 Block 189.17 (LAT2270A) Lev Avoth Foundation, Inc.

This site plan received conditional approval on March 19, 2025. A letter dated April 28, 2025 from Timothy Lurie of Newlines was read requesting a waiver from providing County road improvement plans as the applicant intends to submit County road improvement plans for a future site plan application. On a motion by Mr. Jehnke, recommending granting waiver from providing County road improvement plans at this time, as County road improvement plans will be required with the submittal of the future school site plan application, with no second the motion is lost. On a motion by Ms. McCrystal, seconded by Mr. Sutton, Mr. Jehnke abstaining, the Board moved to deny the waiver from providing County road improvement plans. The motion was unanimously carried.

POINT PLEASANT: Lots 6, 7 Block 47 (PPB818) Warnken, Guy c/o Executor Warnken

This minor subdivision was given conditional approval on August 7, 2024. A letter dated October 4, 2024 from Brian Murphy of FWH Associates, P.A. was read requesting a waiver for submitting a deed of dedication or easement for Herbertsville Road as this residential area, with established homes does not allow for the feasibility of widening the road or providing for an 80' right-of-way.

Also, a waiver was requested from submitting a 30'x100' ASHTO sight triangle easement at the intersection as this would severely impact the useability of the single-family homes' lots. On a motion by Mr. Jehnke, seconded by Ms. McCrystal it was recommended the Board grant the waiver from providing a right-of-way dedication to 40' from centerline providing that the applicant provide a road easement to 30' from the centerline of Herbertsville Road with a corner clip and grant the waiver from providing a 30'x100' sight triangle at the intersection and require the applicant to provide a sight triangle that complies with Sections 609.C and 609.D. The motion was unanimously carried

POINT PLEASANT BEACH: Lot 1 Block 166 (PPBB300) Devine Roofing Company, Thomas

This site plan was given conditional approval September 3, 2025. Condition #3 was to pay an off-tract traffic improvement fee in an amount to be determined by the Ocean County Engineer. The County Engineer determined the off-tract improvement fee to be \$1,458.00. On a motion by Mr. Jehnke, seconded by Ms. McCrystal, the Board has determined the off-tract traffic improvement fee to be \$1,458.00. The motion was unanimously carried.

STAFFORD: Lot 3 Block 238 (ST611) 157 N. Main Street, LLC


The site plan was given conditional approval on July 16, 2025. A letter dated September 5, 2025 from Douglas Clelland of Insite Engineering, LLC was read requesting a waiver from providing a NJDOT Access permit as the site's use is not proposed to change, the building area is not proposed to change and access currently exists to the property. On a motion by Mr. Jehnke, seconded by Ms. McCrystal it was recommended the Board grant the waiver from providing a NJDOT access permit as a permit is not required for the existing access points at this site. The motion was unanimously carried.

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THE FOLLOWING PLANS HAVING BEEN GIVEN CONDITIONAL APPROVAL AT A PREVIOUS MEETING HAVE NOW MET THE CONTINGENCIES AND CAN BE SIGNED:				
MUNICIPALITY:	LOT:	BLOCK:	MEETING DATE:	CONTINGENCIES MET:
BARNEGAT BAT166H	4.03	114	3/5/2025	9/17/2025
LAKEWOOD LAT2244	47	440	4/17/2024	9/9/2025
LAKEWOOD LAT2287	104	2	7/16/2025	9/16/2025
SEASIDE HEIGHTS SHB192	12	31	3/5/2025	9/9/2025
STAFFORD ST611	3	238	7/16/2025	9/16/2025
TOMS RIVER TRT1685K	7, 22, 34, 40	442	4/3/2024	9/12/2025
TOMS RIVER TRT3269A	48, 49, 52, 72	410.01	1/17/2024	9/16/2025

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There being no further business, on a motion by Ms. McCrystal, seconded by Mr. Sutton, the meeting was adjourned. The motion was unanimously carried.

Respectfully submitted,

Brielle N. Campolei, Secretary
Ocean County Planning Board